

## CITY OF SAN BRUNO



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.sanbruno.ca.gov>

### STAFF

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Aaron Akin, AICP, *Planning Manager*  
Beilin Yu, *Associate Planner*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Margaret Netto, *Contract Planner*  
Pamela Thompson, *City Attorney*

### PLANNING COMMISSION

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING COMMISSION AGENDA

Tuesday, September 19, 2006  
San Bruno Senior Center  
1555 Crystal Springs Road  
7:00 p.m.

### Roll Call

### Pledge of Allegiance

A.	Approval of Minutes	September 5, 2006	
B.	Communications		
C.	Public Comment		↓ Actions
D.	Announcement of Conflict of Interest		
E.	Public Hearings		
1.	<b>373 Taylor Avenue (V-06-02)</b>  <u>Environmental Determination:</u> Categorical Exemption  <u>Zoning:</u> R-2 (Low Density Residential)	Request for a Variance to allow left and right side yard setbacks to not meet requirements by more than two feet per Section 12.124.010.B of the San Bruno Zoning Ordinance. Xiao Yun Chen (Owner/ Applicant). <b>V-06-02</b>  *This item is to be continued to a future Planning Commission Hearing*	
2.	<b>405 Cherry Avenue (UP-06-07)</b>  <u>Environmental Determination:</u> Categorical Exemption  <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of a new residence having a floor area 72% larger than the floor area of the existing residence by code per Section 12.200.030.B. of the San Bruno Zoning Ordinance. Alma and Jeramie Perez (Owners); Dale Meyer (Applicant). <b>UP-06-07</b>	

3.	<p><b>401 San Mateo Avenue (UP-06-22)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> C (Commercial District)</p>	<p>Request for a Use Permit to operate an auto repair service in conjunction with the operation of an existing service station per Section 12.96.110 (C 10) of the San Bruno Zoning Ordinance. Stephen Ng (Owner/ Applicant). <b>UP-06-22</b></p> <p>*This item is to be continued to a future Planning Commission Hearing*</p>	
4.	<p><b>2396 Evergreen Drive (PUP-06-001, TM-06-002)</b></p> <p><b><u>Environmental Determination:</u></b> An environmental consultant has reviewed this project and an initial study and negative declaration have been prepared. This study determined that this project would not have a significant effect on the environment. The initial study and negative declaration are open for public review and will be presented to the Planning Commission and City Council for consideration.</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	<p>Request for a Vesting Tentative Tract Map for the subdivision of three lots to 75 lots, and a Planned Unit Permit to allow the development of 70 new homes, per Chapter 12 of the San Bruno Municipal Code. SummerHill Homes, Applicant, San Bruno Park School District, Owner. <b>PUP-06-001, TM-06-002</b></p>	
F.	<b>Discussion</b>		
1.	<b>City Staff Discussion</b>		
2.	<b>Planning Commission Discussion</b>		
G.	<b>Adjournment</b>		

***Note:** If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*

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Tony Rozzi, *Assistant Planner*  
Lisa Costa-Sanders, *Contract Planner*  
Cathy Hidalgo, *Recording Secretary*  
Pamela Thompson, *City Attorney*

### **PLANNING**

#### **COMMISSIONERS**

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
*Commissioners:*  
Mary Lou Johnson  
Bob Marshall Jr.  
Perry Petersen  
Kevin Chase  
Joe Sammut

## COMMUNITY DEVELOPMENT DEPARTMENT

### **PLANNING COMMISSION MINUTES**

**SEPTEMBER 5, 2006**

San Bruno Senior Center  
1555 Crystal Springs Blvd.  
7:00 P.M. to 10:00 P.M.

**CALL TO ORDER at 7:02 pm.**

### **ROLL CALL**

	<b><u>Present</u></b>	<b><u>Absent</u></b>
Chair Mishra	X	
Vice Chair Biasotti	X	
Commissioner Chase	X	
Commissioner Johnson		X
Commissioner Marshall		X
Commissioner Petersen	X	
Commissioner Sammut	X	

### **STAFF PRESENT:**

Planning Division: Community Development Director: Tambri Heyden  
Planning Manager: Aaron Akin  
Assistant Planner: Tony Rozzi  
Community Dev. Recording Secretary: Cathy Hidalgo  
City Attorney: Pamela Thompson

Pledge of Allegiance: Commissioner Petersen

### **A. Approval of Minutes – AUGUST 15, 2006**

**Motion to Approve Minutes of August 15, 2006 Planning Commission meeting.**

**Commissioner Petersen/Vice Chair Biasotti**

VOTE: 5-0  
AYES: All Commissioners Present  
NOES:  
ABSTAIN:

### **B. Communication**

None at this time. Packets are available on line at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov)

**C. Public Comment**

None at this time.

**D. Announcement of Conflict of Interest**

None

**E. Public Hearings**

**1. 543 5<sup>th</sup> Avenue**

**Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Raquel Rico (Owner/Applicant) UP-06-019**

*Assistant Planner Rozzi* entered staff report.

Staff recommends that the Planning Commission approve Use Permit 06-19 based on Findings of Fact (1-6) and Conditions of Approval (1-20).

*Chair Mishra* asked Commission if there were any questions for staff.

*Commissioner Petersen*: Condition #6 – will not prevent renting out a room?

*Assistant Planner Rozzi* – Correct

*Commissioner Petersen*: Condition #7 – does that mean the garage will not be used for storage and only motor vehicles.

*Assistant Planner Rozzi* – it is to be used for auto storage only, not to be filled with other items to not be able to use for vehicle storage. It is conditioned so that it won't be used as a game room, or any other use.

*Commissioner Petersen*: would it be appropriate to designate that it has a car or nothing?

*Assistant Planner Rozzi*: yes, appropriate.

*Commissioner Chase*: Regarding neighbors comments, the garage used for storage of motor vehicles. The concerns of them working on their vehicles, can it be more specific, in the event they use the garage to continue working on vehicles to prevent that. The vehicle that is stored is operable and is theirs.

*Planning Manager Akin*: The code does not allow you to work on other's cars. We could repeat that code within the conditions. The other code relates to non storing of inoperable vehicles in the driveway.

*Commissioner Chase*: would like both those in the conditions of approval.

*Vice Chair Biasotti*: Comments from neighbors about the garage being used for habitable space.

*Planning Manager Akin*: Responds that if they are using the garage as a living area, then it becomes a code enforcement case.

*Vice Chair Biasotti*: then this is already in our books.

*Planning Manager Akin*: Correct.

*Commissioner Sammut:* doesn't see in the conditions regarding the shed in the rear. That is one thing all neighbors commented.

*Assistant Planner Rozzi:* The shed is being removed.

*Sammut:* Is that both sheds being removed?

*Assistant Planner Rozzi:* the 10 x 10 accessory shed can remain; the larger shed has to be removed.

*Commissioner Chase:* Under the additional info, accessory structures, the rear structure is what is being removed?

*Planning Manager Akin:* Correct, it is 450 sq ft. shed. The larger structure in the rear will be removed.

*Assistant Planner Rozzi:* Clarifying that there were some letters received after the staff reports were posted and they have been copied for the Planning Commissioners.

*Chair Mishra* asked the applicant to address the Commission and introduce the project.

*Applicant:* Applicant introduced, Mr. Rico, wants to improve the house. Agrees to change the old siding to stucco.

*Commissioner Petersen:* in the application, are you agreeing to the conditions?

*Applicant:* yes.

*Vice Chair Biasotti:* Comment on what the neighbors are saying.

*Applicant:* Responded that he just moved to the house, wants to extend the house, use the garage and the driveway. Anxious to start building and put things together. Just installed a radio, does not fix cars. If this is an issue, will not do it again.

*Vice Chair Biasotti:* comments on number of people in the house and in the shed.

*Applicant:* Assistant Planner Rozzi called to come to the house, invited him to do that. No one living there. Agreed to move the large shed.

*Commissioner Petersen:* Partly because of the comments and partly because of the neighborhood, made some comments for additional conditions. The garage and driveway must be open in order to park cars.

*Applicant:* will be replacing the garage door, so that neighbors can see into his garage and that it will be used for cars.

*Planning Manager Akin:* We visited the site and it is being used for storage, no signs of anyone living there.

Public Comment opened.

*Public Speaker #1, Marina Kaiser, 5<sup>th</sup> Avenue Resident.* Hopes applicant is sincere and hopes that he improves the house and it is old. Regarding the mailing, Should state how much over the 50% they are going, and how much yard is left after the improvement. It is difficult to make an informed decision with the information that is being sent and how it relates.

*Commissioner Petersen:* point well taken on, will make recommendation to staff that if you are interested you can receive a copy of the whole staff report.

*Public Speaker #1:* need to make the numbers larger and that give more information that is pertinent.

Public Comment closed.

*Chair Mishra* asked Commission if there were any comments.

*Commissioner Petersen:* thanks staff for research on this report.

**Motion to approve Use Permit 06-19 based on Findings of Fact (1-6) and Conditions of Approval (1-20), with the following amendments.**

**Condition 6 - The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a second dwelling unit.**

**Commissioner Petersen/Commissioner Chase**

*Commissioner Chase:* doesn't agree with the "inoperable" vehicle in the garage. If it is the owners, then it shouldn't matter.

**Modify the motion, include the following amendment to Condition 7 - The garage and driveway must be open in order to park cars..**

VOTE: 5-0  
AYES: All Commissioners Present  
NOES:  
ABSTAIN:

*Commissioner Petersen:* Compliments applicant on application and improve the property. Agrees with public speaker and this should be an improvement for the neighborhood.

### **FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and is consistent with the permitted uses of a single family residential neighborhood.
3. The proposed development will be consistent with the City of San Bruno General Plan Policy (1) and Goal (3), since the proposed single family home meets the general plan designation of single family residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of

land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains the setbacks required by code, will remain a single story and will consist of a gable roof parallel to the adjacent neighbors.

5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion complies with applicable off-street parking standards of the San Bruno Zoning Ordinance.

### **CONDITIONS FOR APPROVAL**

#### **Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-19 shall not be valid for any purpose. Use Permit 06-19 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on September 5, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit.
7. The garage shall be used for the storage of motor vehicles or it shall remain empty. No area of the garage shall otherwise be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Applicant shall redesign the existing garage area to meet the minimum required dimension of 10'-0" by 20'-0" in length, as stated in the San Bruno Zoning

Ordinance. No laundry facilities may be located within the existing garage. Additionally, a redesign of the landing from the home is required prior to the issuance of any Building Division permit.

9. The loft area above the garage shall be used for storage only. Applicant shall redesign access to the storage area in order to meet the minimum required dimensions for the existing single-car garage prior to the issuance of any Building Division permit.
10. Applicant shall remove the existing rear accessory structure (measuring approximately 30' x 50') prior to any Community Development Department Final inspection. During the Building Division submittal and construction process, no portion of the structure shall be occupied or rented out as a secondary residential dwelling unit.
11. Vehicle repair is prohibited in residential districts. No vehicle repair is to be done at the subject property. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs.

**Department of Public Works – (650) 616-7065**

12. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010.
13. Install a sanitary sewer lateral clean-out at property line per City standards details SS-01.
14. No fence, retaining wall, or other permanent structure to be placed within 2' from back of sidewalk. S.B.M.C. 8.08.010.
15. Paint address number on face of curb near driveway approach. Black lettering on white background.
16. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1
17. Remove weeds and grass from sidewalk, curb and gutter. Prune other plantings in the right-of-way. S.B.M.C. 8.24.140/150/180.

**Fire Department – (650) 616-7096**

18. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
19. Provide spark arrestor for chimney.
20. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.

**Chair Mishra advised of a 10-day appeal period.**

**2. 1670 Claremont Avenue**

**Request for a Use Permit to allow the construction of an addition that exceeds the .55 floor area ratio guideline per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. Dale Design (Applicant), James Greig (Owner). UP-06-021**



*Assistant Planner Assistant Planner Rozzi* entered staff report.

Staff recommends that the Planning Commission approve Use Permit 06-21 based on Findings of Fact (1-6) and Conditions of Approval (1-15).

*Chair Mishra* asked Commission if there were any questions for staff.

*Chair Mishra* asked the applicant to address the Commission and introduce the project.

*Applicant:* Applicant introduced Dale Sessions, designer and James Grieg. Comments that the design is in tune with neighborhood. The bulk of the house is setback from the property line. James added that in terms to the addition of the garage space, they are eliminating a 10x10 shed in the back.

*Chair Mishra:* Was that an accessory structure?

*Applicant:* yes

*Commissioner Chase:* appreciates addressing the comments at ARC and thanked applicant.

Public Comment opened.

Public Comment closed.

*Commissioner Chase:* Comments to staff, Condition 6 & 7 read the same as the previous applicant, would it be appropriate to make the same amendments.

*Assistant Planner Rozzi:* responded they will update their conditions appropriately.

**Motion to approve Use Permit 06-21 based on Findings of Fact (1-6) and Conditions of Approval (1-15). Including the changes to 6 & 7**

**Commissioner Chase/Vice Chair Biasotti**

VOTE: 5-0  
AYES: All Commissioners Present  
NOES:  
ABSTAIN:

**FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and is consistent with the permitted uses of a low-density residential neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the

neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains the setbacks required by code, will remain a single story and will consist of a gable roof parallel to the adjacent neighbors.

5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion complies with applicable off-street parking standards of the San Bruno Zoning Ordinance.

### **CONDITIONS FOR APPROVAL**

#### **Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-21 shall not be valid for any purpose. Use Permit 06-21 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on September 5, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit.
7. The garage shall be used for the storage of motor vehicles or it shall remain empty. No area of the garage shall otherwise be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

#### **Department of Public Works – (650) 616-7065**

8. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010.
9. Install a sanitary sewer lateral clean-out at property line per City standards details SS-01.
10. No fence, retaining wall, or other permanent structure to be placed within 5'-6" from back of sidewalk. S.B.M.C. 8.08.010.
11. Paint address number on face of curb near driveway approach. Black lettering on white background.
12. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1
13. Planting of one (1) 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

**Fire Department – (650) 616-7096**

14. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
15. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.

**Chair Mishra advised of a 10-day appeal period.**

**3. 852 2<sup>nd</sup> Avenue**

**Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Arthur Lubag (Owner/Applicant). UP-06-019**

*Planning Manager Planning Manager Akin* entered staff report. Applicant is absence due to a death in the family. Staff finds this is straight forward and will answer any questions. This was approved in March 2005, but since applicant did not pull the permit, it needed to come back to the Planning Commission for approval once again.

Staff recommends that the Planning Commission approve Use Permit 06-23 based on Findings of Fact (1-7), subject to revisions and Conditions of Approval (1-20).

*Chair Mishra* asked Commission if there were any questions for staff.

None

*Chair Mishra* asked the applicant to address the Commission and introduce the project.  
APPLICANT ABSENT.

None

Public Comment opened.

Public Comment closed.

**Motion to approve Use Permit 06-23 based on Findings of Fact (1-7), subject to revisions and Conditions of Approval (1-20).**

**Commissioner Sammut/Commissioner Chase**

VOTE: 5-0  
AYES: All Commissioners Present  
NOES:  
ABSTAIN:

**FINDINGS OF FACT**

1. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
2. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the addition will require the applicant to obtain a building permit and all work will be constructed according to the Uniform Building Code.
3. The proposed development will benefit the adjacent property values through investment and not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the City. The proposal generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with other homes found in the neighborhood.
4. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single family residential purposes.
5. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains larger front and rear setbacks than the minimum required by code.
6. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
7. The proposed expansion complies with the applicable off-street parking standards of the San Bruno zoning ordinance.

**CONDITIONS FOR APPROVAL**

**Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-07 shall not be valid for any purpose. Use Permit 06-07 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on September 5, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit.
7. The garage shall be used for the storage of motor vehicles or it shall remain empty. No area of the garage shall otherwise be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

**Department of Public Works – (650) 616-7065**

8. Install a sanitary sewer lateral clean-out at property line per City standards details SS-01.
9. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1
10. Paint address number on face of curb near driveway approach. Black lettering on white background.
11. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010.
12. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060.
13. No fence, retaining wall, or other permanent structure to be placed within 2 feet from back of sidewalk. S.B.M.C. 8.08.010.
14. Replace all broken or raised concrete in sidewalk or driveway approach as marked per S.B.M.C 8.12.010.
15. The front yard of the property shall be kept clean during the construction process, and no construction debris or materials shall be stored in the public right-of-way.
16. The project shall be cleaned up prior to issuance of a building permit.

**Fire Department – (650) 616-7096**

17. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
18. Provide spark arrestor for chimney.
19. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
20. Walk and eaves shall be fire rated with no openings that are closer than 3 feet from the property line.

**Chair Mishra advised of a 10-day appeal period.**

## **F. Discussion**

### **1. City Staff Discussion**

Volunteer 9/14 ARC, Commissioner Chase and Mishra already volunteered, need one more. Have a few commercial projects. Will call other commissioners.

### **2. Planning Commission Discussion**

*Commissioner Petersen:* asked staff to put on the notice to neighbors in bold face type to contact staff for the staff report.

*Planning Manager Akin:* Believes it is. They make contact with adjacent neighbors and address all questions and concerns and send more detailed information.

*Commissioner Petersen:* suggests indicating it separately in bold face

*Vice Chair Biasotti:* what about putting the public notice on the website?

*Planning Manager Akin:* we could with the plans.

*Commissioner Petersen:* does staff make PDF out of all these applications?

*Planning Manager Akin:* yes

*Commissioner Sammut:* Was a little taken aback by the letter received tonight and it had more to do with the ethnicity rather than fact. Do you have to present?

*Planning Manager Akin:* unfortunately that is something we have to forward, and happy that the commissioners saw through it.

## **G. Adjournment**

Meeting was adjourned at 7:54 pm

---

**Tambri Heyden**

Secretary to the Planning Commission  
City of San Bruno

---

**Sujendra Mishra, Chair**

Planning Commission  
City of San Bruno

**NEXT MEETING: September 19, 2006**

TH/ch



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
Fax: (650) 873-6749  
<http://www.ci.sanbruno.ca.us>

**STAFF**

Tambri Heyden, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
Aaron Akin, AICP, *Planning Manager*  
Tony Rozzi, *Assistant Planner*  
Lisa Costa Sanders, *Contract Planner*  
Margaret Netto, *Contract Planner*  
Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. E1  
September 19, 2006**

**PROJECT LOCATION**

1. Address: 373 Taylor Avenue
2. Assessor's Parcel No: 020-372-070
3. Zoning District: R-2 (Low Density Residential)
4. General Plan Classification: Low Density Residential
5. Project is located in the San Bruno Redevelopment Project Area

**REQUEST**

Request for a Variance to allow both side yard setbacks to not meet requirements by more than two feet per Section 12.124.010.B of the San Bruno Zoning Ordinance. Xiao Yun Chen (Owner/ Applicant). **V-06-02**

**RECOMMENDATION**

Staff recommends that the Planning Commission **continue** Variance 06-02 to a future Planning Commission hearing.

**REQUIRED LEGAL NOTICE**

1. Notices of Public Hearing mailed to owners of property within 300 feet on September 8, 2006.
2. Advertisement published in the *San Mateo Times*, Saturday, September 9, 2006.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: No Expansion to Existing Facilities.

**UPDATE**

Staff is recommending this item be continued to allow for additional time for the applicant to revise the proposal.



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Perry Petersen  
Joe Sammut

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. E2  
September 19, 2006**

**PROJECT LOCATION**

1. Address: 405 Cherry Avenue
2. Assessor's Parcel No: 020-262-230
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

**EXHIBITS**

- A: Site Location  
B: Site Plan, Floor Plans and Elevations

**REQUEST**

Request for Use Permit 06-07 to allow the construction of a new residence having a floor area 72% larger than the floor area of the existing residence by code per Section 12.200.030.B. of the San Bruno Zoning Ordinance. Alma and Jeramie Perez (Owners); Dale Meyer (Applicant).

**RECOMMENDATION**

Staff recommends that the Planning Commission **approve** Use Permit 06-07 based on Findings of Fact (1-6), subject to revisions and Conditions of Approval (1-16).

**REVIEWING AGENCIES**

Community Development Department  
Public Works Department  
Fire Department

**LEGAL NOTICE**

1. Notices of Public Hearing mailed to owners of property within 300 feet on September 8, 2006
2. Advertisement published in the *San Mateo Times*, Saturday, September 9, 2006

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15303: New Construction or Conversion of Small Structures.

**EXISTING CONDITIONS**





The subject property is located on the west side of Cherry Avenue, south of Jenevein Avenue and north of Niles Avenue, in the First Addition to Huntington Park Subdivision. (Please refer to Exhibit A, Site Location). This is a rectangular-shaped, substandard lot, atypical to the subdivision with a total lot size of 4,000 square feet. The typical parcels in this subdivision are 5,000 square feet in size. Currently, the property is developed with a 1,144 square foot single-story, single-family residence, including 2 bedrooms and 1 bathroom with an attached one-car garage.

The living area is 879 square feet and the garage is 265 square feet. Both are proposed to be demolished.

This home was built in 1940. The neighborhood that surrounds the subject property contains a consistent type of residential architecture styles, consisting of stucco finish and asphalt shingle roof material, given that the area was developed at roughly the same time.

### **SURROUNDING LAND USES**

North: Jenevein Avenue - R-1 Zone, single-family residences  
South: Niles Avenue - R-1 Zone, single-family residences  
East: Chestnut Avenue - R-1 Zone, single-family residences  
West: Maple Avenue - R-1 Zone, single-family residences

### **PROJECT DESCRIPTION**

As stated above, the entire house is proposed to be demolished. The new first story is proposed to be located approximately within the same building footprint as the existing house with a minor extension of the footprint towards the southern and western property lines. The new first story is proposed to be 859 square feet with a 434 square foot two-car garage. The second story is proposed to be approximately 1,082 square feet and located above the footprint of the proposed residence. The total size of the new home is proposed to be 2,375 square feet including garage.

The new first floor will accommodate a foyer, family room, dining room, powder room, laundry room, kitchen, and dining room. The new second floor will accommodate three bedrooms, two bathrooms, office and a master suite. If approved and constructed, this would be a 3-bedroom, 2 ½ -bathroom home.

The proposal also includes an 86 square foot balcony located at the rear of the second story addition, and a new 89.9 square foot front porch, both of which are counted as lot coverage. The applicant proposes neutral earth tone colors for the windows, beige stucco walls and brown house trim. The table below summarizes and compares the zoning guidelines with the existing and proposed conditions.

Site Conditions	Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use	R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.	5,000	4,000	Same
Adjustment factor	1.0	1.08	Same
Adjusted Lot Area	5,000	4,320	Same
Lot Coverage *	Max. 1,900	1,352	1,580.4
Lot Coverage %	44%	31%	37%
Gross Floor Area *	Max. 2,376	1,144	2,375
Floor Area Ratio	0.55	0.26	.549
Building Setbacks	Front	Min. 15'	11'-6"
	Rear	Min. 10'	39'-6"
	North Side	Min. 5'	5'
	South Side	Min. 5'	6'-3"
Building Height	Max. 28'	11'-10"	26'-3"
Covered Parking	2 covered spaces	1 covered space	2 covered space

**Notes:**

- Lot coverage and floor area calculations are based on the adjusted lot area (4,320 square feet)

**Square Footage Breakdown:**

	First Floor	Second Floor	Garage	Total
Existing	879*	-	265*	1,144*
Proposed	859	1,082	434	2,375
Total	859	1,082	434	2,375

\*To be demolished.

**BACKGROUND**

The Architectural Review Committee (ARC) reviewed the project at its July 29, 2006 meeting, and forwarded the project to the Planning Commission with a favorable recommendation and the following comments:

- Bring color and material samples to Planning Division prior to Planning Commission meeting.
- Revise the plans so the existing garage meets the minimum front setback requirements. The garage must be setback 15' from the front property line and 20' from the edge of the sidewalk.
- Revise plans to include a second car garage or reduce the size of the addition so the gross floor area excluding the garage is less than 1,825 square feet.

After the meeting, Staff determined that the Architectural Review Committee comments could not be addressed without demolishing the existing house. Given that, a two-car garage would be required. Since the item had already been advertised, the item was continued from the August 15, 2006 Planning Commission without discussion in order for the architect to revise the plans to include a two-car garage. The architect has since revised the plans proposing to demolish the existing structure in order to

construct a new house accommodating a new two-car garage.

### **ADDITIONAL INFORMATION**

- **Accessory Structures:** There is an existing wood trellis located in the rear of the property which is proposed to remain.
- **Code Enforcement:** There are no pending code enforcement cases on file on this property.
- **Easements:** Subdivision maps on file in the Public Work Department indicate that there are no easements on this site.
- **Heritage Trees:** There are no heritage trees onsite that will be affected by this proposal.
- **Previous additions or alterations:** A previous building permit indicates replacement of 11 windows.

### **PROJECT ANALYSIS:**

This proposal is before the Planning Commission to obtain approval of a Use Permit to allow the construction of a new house which proposes to increase the existing floor area by more than 50% which results in a gross floor area greater than 1,715 square feet. Section 12.200.030.B.1 of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." The applicant is proposing a new 2,375 square foot home, 72% larger than the floor area of the existing residence. The applicant has designed the home to meet all residential addition guidelines exception for expansion of more than 50% of the existing floor area.

Pursuant to the City's Zoning Code, the Commission shall grant the use permit if it makes the following findings listed below (required findings are in **bold** followed by staff's analysis of the project's merits whether the finding can be made).

1. **The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the new home will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will also be constructed five feet from the left and right side property lines, complying with the setback requirements, to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

2. **The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The new home generally complements the current neighborhood design, both in scale since it is adjacent

to other two- story homes and with its architectural features such as wooden railing used on the front porch along with stucco finish and composition shingle roof material. Also the use is consistent with the permitted uses of a low-density residential neighborhood. With the given proposal for construction of a new home, on-street parking in the neighborhood area should not be impacted since the project provides for a two-car garage.

The applicant is proposing a two-story traditional style home. The applicant proposes neutral earth tone colors for the windows, stucco walls and house trim which will further balance the home and complement the surrounding neighborhood. Staff supports this design because the design is similar to other traditional style homes and complements the other ranch style homes found in the immediate neighborhood. Therefore, the character of the neighborhood is retained, as well as enhanced.

The new home is an investment in the property and by its general conformance to all of the regulations as set forth in the Zoning Ordinance and is an improvement to the existing structure. Therefore, the new home will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

### **3. The proposed development will be consistent with the general plan.**

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." The new home has been designed with the highest quality by incorporating architectural details to the proposed structure to add interest to the building. New wood trims are proposed on all windows and doors which will ensure consistency throughout the new structure. A 12" wide decorative band is proposed on the side elevations to break up the two story walls, and a wrought iron railing is proposed on the rear balcony. All these features add to the character of the structure and ensure that the development will be developed with the highest quality design and construction.

Furthermore, Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The two-story Traditional style home, with stucco finish and composition shingle roof material with a new front porch surrounded by a wooden railing is similar to other traditional style homes, complements the ranch style homes found in the immediate neighborhood.

San Bruno General Plan designates the property as single-family residential and the proposed new home is consistent with the residential general plan designation. The home's design will accommodate a single family only and no portion is intended as a second unit.

### **4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the property adjacent to the left (south) since the structure will meet the minimum side setback requirement and maintain sufficient distance from the property adjacent to the south. The proposed structure will not interfere with the light and air on the property adjacent to the right (north) since the residence adjacent to the right is a two-story structure, similar in mass as the proposed structure. The proposed structure is

set back 33' from the rear property line. Therefore, it will not impact the property to the rear. Overall, the structure is remaining well below the maximum height limit of 28 feet and the roof design incorporates hip roofs, which create less shadow on adjacent properties due to their sloped design.

The proposed structure is similar in scale with the two-story residence adjacent to the right and other two story homes found in the immediate neighborhood. The second story was designed with articulation, similar to the other two story homes on Cherry Street.

- 5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood and is generally pleasing in its architectural design. The front (northeast) elevation is articulated with varying wall planes, which breaks up the apparent mass of a two-story structure and better integrates the two-story structure with the surrounding single story residences. The second story is set back from the first story, further breaking up the elevation and adding visual interest. The roof design consists of various hip roofs, a design that is found on other homes in the vicinity.

The rear (southwest) elevation proposes French doors, a second story cantilever deck and several varied windows which break up the façade. The apparent bulk and mass of the two-story home is reduced on the left (southeast) elevation by providing varied roof elements and wall lines, however, only one window is proposed on the first level creating blank wall space. Staff is recommending that a window be added to this elevation to further break up the elevation. Continuing and complementing the style of the proposed home, the left (northwest) elevation provides roof exposure since the second level is set back in certain areas with varied windows, wall lines and rooflines. The applicant proposes to finish the structure with stucco and composition shingle roof material, which are finished materials utilized on the surrounding homes.

As stated above, in order to break up the sidewalls, the applicant is proposing a 12" wide decorative band between the first and second story. This architectural feature will break up the two story walls and provide articulation as well as visual interest to the proposed structure as viewed from the adjacent properties.

- 6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

With the project redesign to include a two-car garage, which is required for all new homes built in the City of San Bruno, all off-street parking requirements will be met. Therefore, on-street parking in the neighborhood area should not be negatively impacted due to the low-density in the immediate area. Furthermore, the project site will now have a two-car driveway, which will provide additional off-street parking.

## **PUBLIC COMMENTS**

None were submitted prior to the Public Hearing.

## **Recommendation**

Based on the above analysis and Findings of Fact 1-7 below, Staff recommends approval of Use Permit 06-07 subject to conditions 1-16 below.

## **Findings of Fact**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the new home will require the applicant to obtain a building permit that complies with the Uniform Building Code and required set backs are met.
2. The proposed development will not be injurious to the neighborhood or to the City as a whole as it generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with other homes found in the neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property or other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains larger side and rear setbacks than the minimum required by code.
5. The general appearance of the proposed architectural design with a minor revision to the southeast elevation, will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this new home has been well designed with appropriate articulation and fenestrations.
6. With the redesigned plans including a second car garage, the project will comply with the off-street parking standards.

## **CONDITIONS FOR APPROVAL**

### **Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30

days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-07 shall not be valid for any purpose. Use Permit 06-07 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on August 16, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. The applicant shall revise the southeast elevation to include a window on the first floor subject to review and approval by the Community Development Director.

**Department of Public Works – (650) 616-7065**

9. Install a sanitary sewer lateral clean out at property line per City standards details SS-01.
10. Paint address number on face of curb near driveway approach. Black lettering on white background.
11. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020
12. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

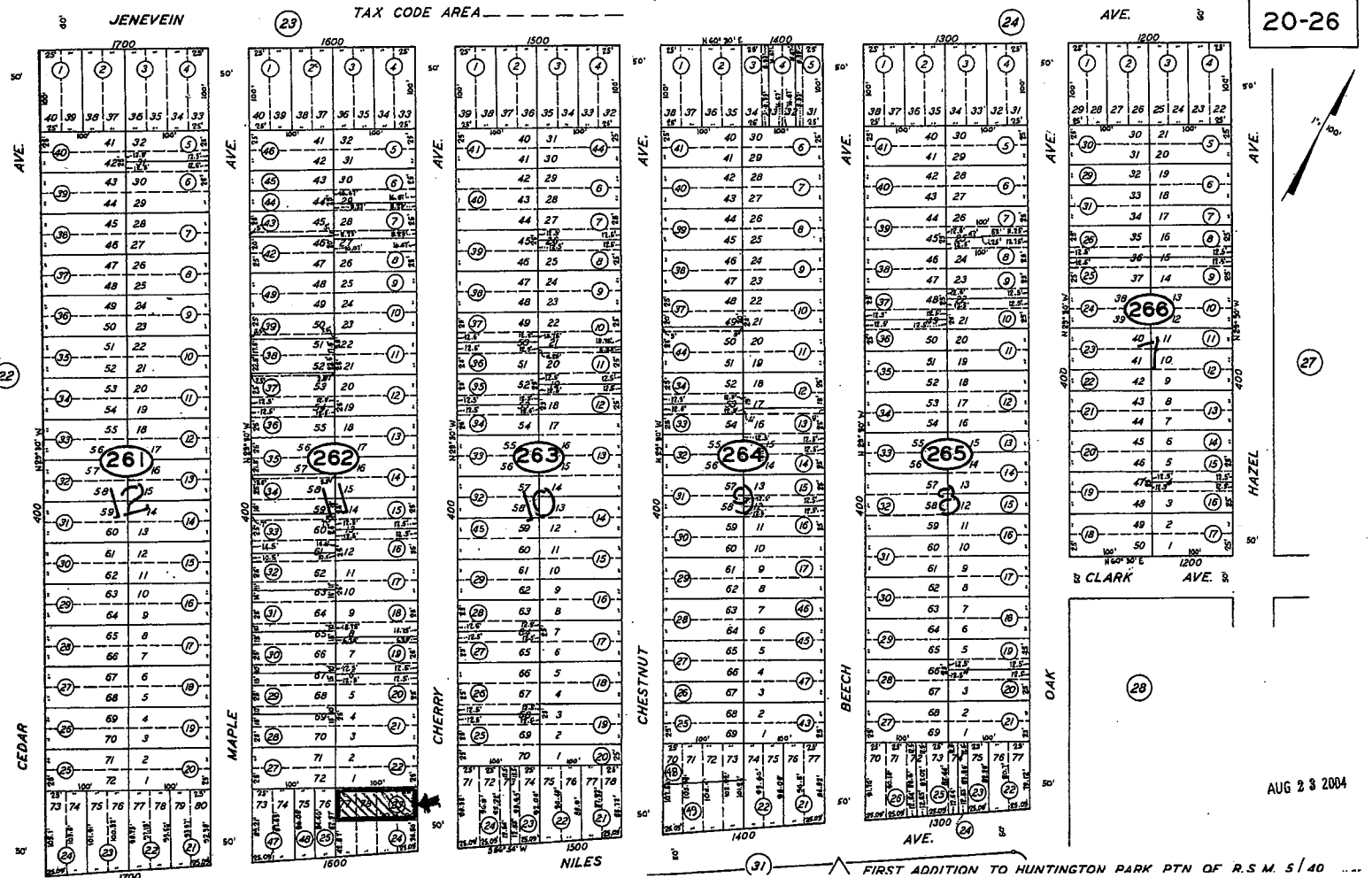
13. Permit from Parks required for pruning existing tree in medium planter strip. S.B.M.C. 8.24.050/070/11.

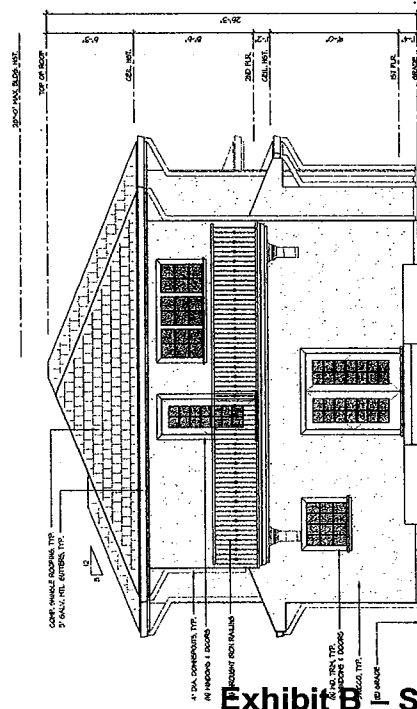
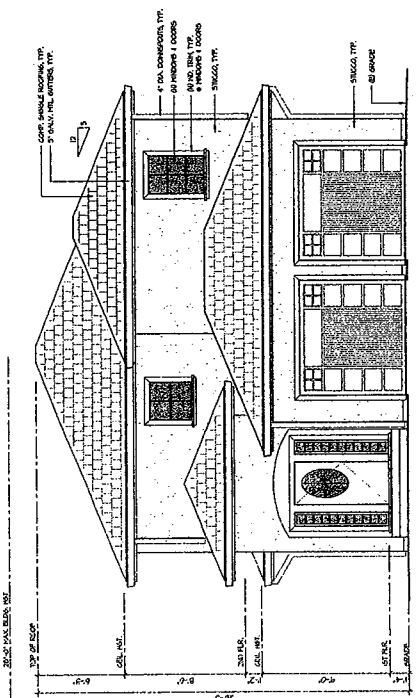
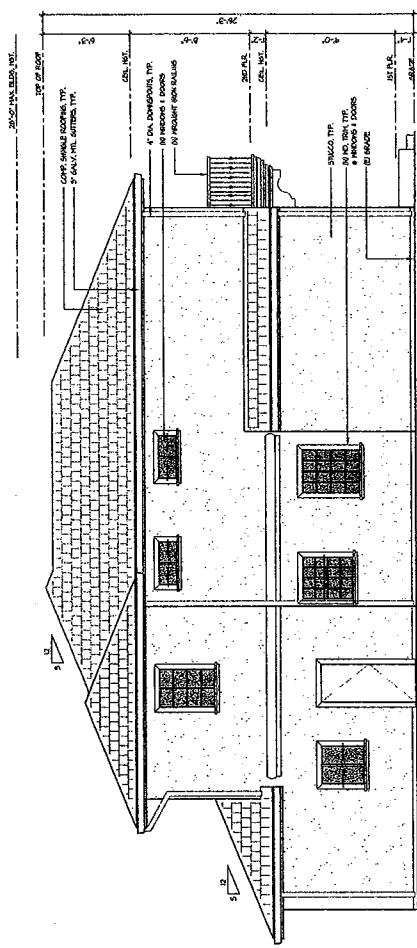
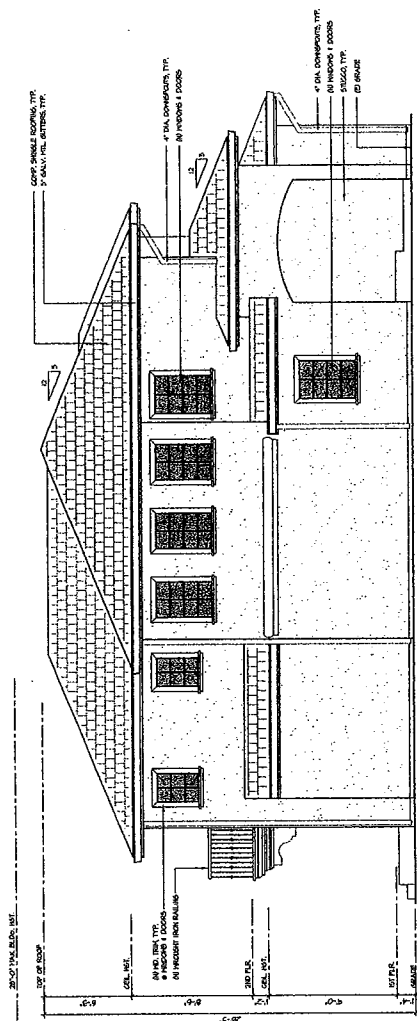
**Fire Department – (650) 616-7096**

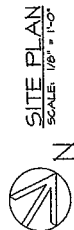
14. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
15. Provide spark arrestor for chimney.
16. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.

Date of Preparation: September 11, 2006  
Prepared by: Margaret Netto, Contract Planner

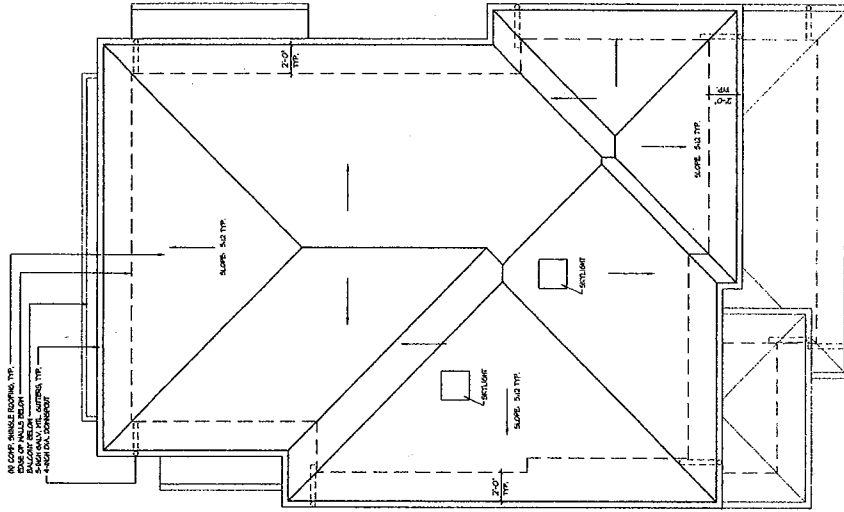




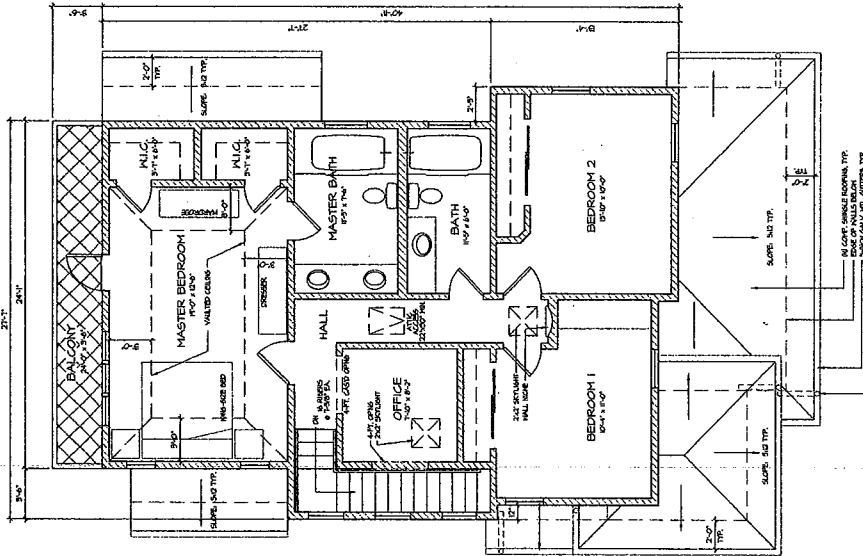


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SITE PLAN  
SCALE: 1/8" = 1'-0"

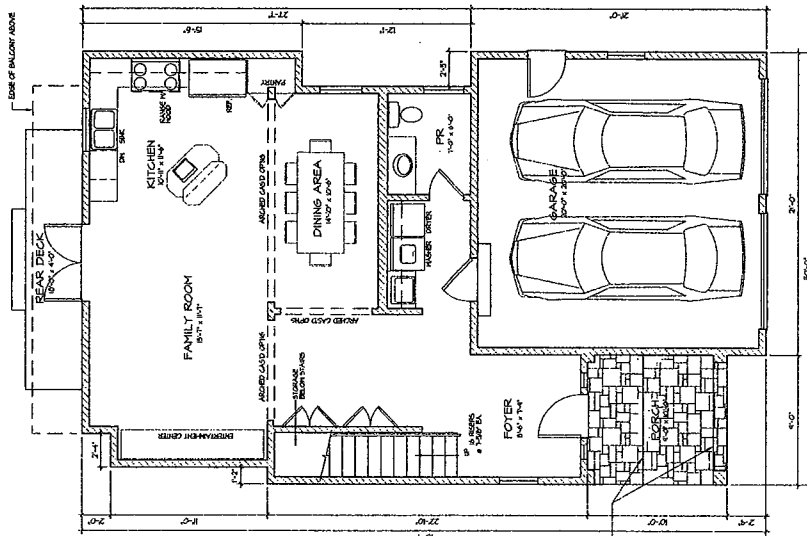


**ROOF PLAN**  
SCALE: 1/4" = 1'-0"  
N



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
N

HOUSE -	1082.2 SF
BALCONY -	84.3 SF
<b>TOTAL -</b>	<b>1166.5 SF</b>

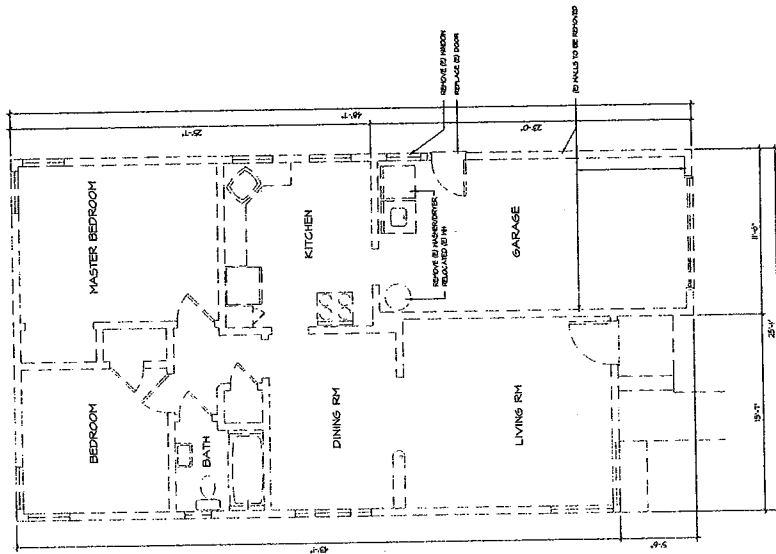


**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
N

HOUSE -	691.1 SF
GARAGE -	404.9 SF
FOYER -	84.3 SF
<b>TOTAL -</b>	<b>1180.3 SF</b>

**WALL LEGEND**

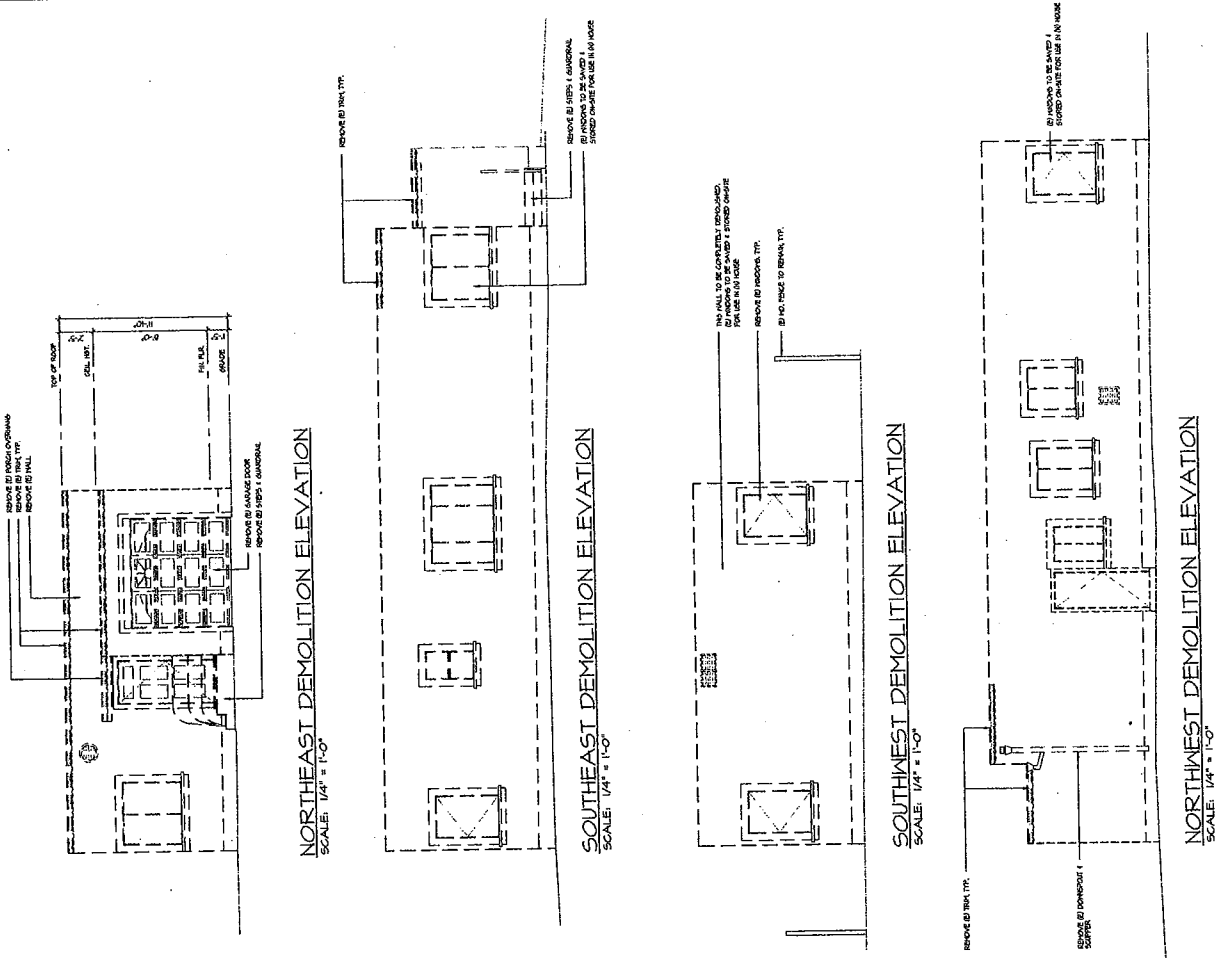
NEW WOOD STUD WALL



DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



- WALL LEGEND
- ITEMS TO BE REMOVED
  - ITEMS TO REMAIN



PEREZ RESIDENCE  
405 CHERRY AVE., SAN BRUNO, CA 94066

Dale Meyer Associates  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
655 BAYVIEW ROAD, SUITE 100  
BURLINGAME, CA 94010-1017  
PHONE: (650) 340-3024  
FAX: (650) 340-3114

DATE:	02/04/00
DRAWN BY:	JC
CHECKED BY:	2/2/00
FILE NO.:	2000-01-02
SHEET:	P4



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**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. E3  
September 19, 2006**

**PROJECT LOCATION**

1. Address: 401 San Mateo Avenue
2. Assessor's Parcel No: 020-362-210
3. Zoning District: C- General Commercial Zoning District
4. General Plan Classification: Commercial

**REQUEST**

Request for a Use Permit to operate auto repair service in conjunction with an existing service station per Section 12.96.110 (C 10) of the San Bruno Zoning Ordinance. Stephen Ng (owner/applicant). **UP-06-22**

**RECOMMENDATION**

Staff recommends that the Planning Commission **continue** Use Permit 06-22 to a future Planning Commission hearing.

**REQUIRED LEGAL NOTICE**

1. Notices of Public Hearing mailed to owners of property within 300 feet on September 8, 2006.
2. Advertisement published in the *San Mateo Times*, Saturday, September 9, 2006.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: No Expansion to Existing Facilities.

**UPDATE**

Staff is recommending this item be continued to allow for additional time for the applicant to revise the proposal.